

PHAPlans

5YearPlanforFiscalYears2000	-2004
AnnualPlanforFiscalYear2002	-2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)IS TOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: OrangeCountyHousingAuthority

PHANumber: CA094

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☒ Main administrative office of the County government (County Executive Office)
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☒ Other (list below)
Participating Member Cities (Final Public Housing Agency Plan)

PHA Plan Supporting Documents are available for inspection at : (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objective or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☒ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management: (SEMAP score) 73
 - ☒ Increase customer satisfaction: Expand owner participation (currently 3200+) and improve responsiveness to owner/tenant inquiries.
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:

- ☒ Provide replacement public housing: As part of the market -to-market effort/Opt Outs.
- ☐ Provide replacement vouchers:
- ☐ Other:(list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach effort to potential voucher landlords
 - ☒ Increase voucher payment standards: Where warranted by high rents or necessary for reasonable accommodations.
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site -based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other:(list below)
- Expand utilization of vouchers for Special Housing types as needed.

HUD Strategic Goal: Improve community quality of life and economic vitality

☐ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other:(list below)

HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self -sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability: Through the FSS Enhancement Program.
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

☐ Other:(listbelow)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: In conjunction with the Orange County Fair Housing Council.
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: Utilizing the Orange County Housing Authority's referral list.
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Working with County agencies and community-based organizations for special needs clients and providing special accommodations when necessary.
 - ☐ Other:(listbelow)

Other PHA Goals and Objectives:(listbelow)

1. Allocated program dollars in a manner that ensures timely investment in projects and provides the best benefit toward meeting departmental goals for the dollars invested.
2. Increase and preserve affordable housing opportunities, especially for those most in need.
3. Improve communication, capacity and morale by such means as conducting regular meetings; recognizing employee achievements; supporting employee events; providing training for employees; and promoting Department accomplishments.
4. Work with other County departments as well as cities, non-profits, residents of unincorporated islands, the business community, and other broad-based interests to address housing and community needs.
5. Advance county housing interests at the State and Federal levels through involvement in industry organizations and development of legislative and program policies.

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☒ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

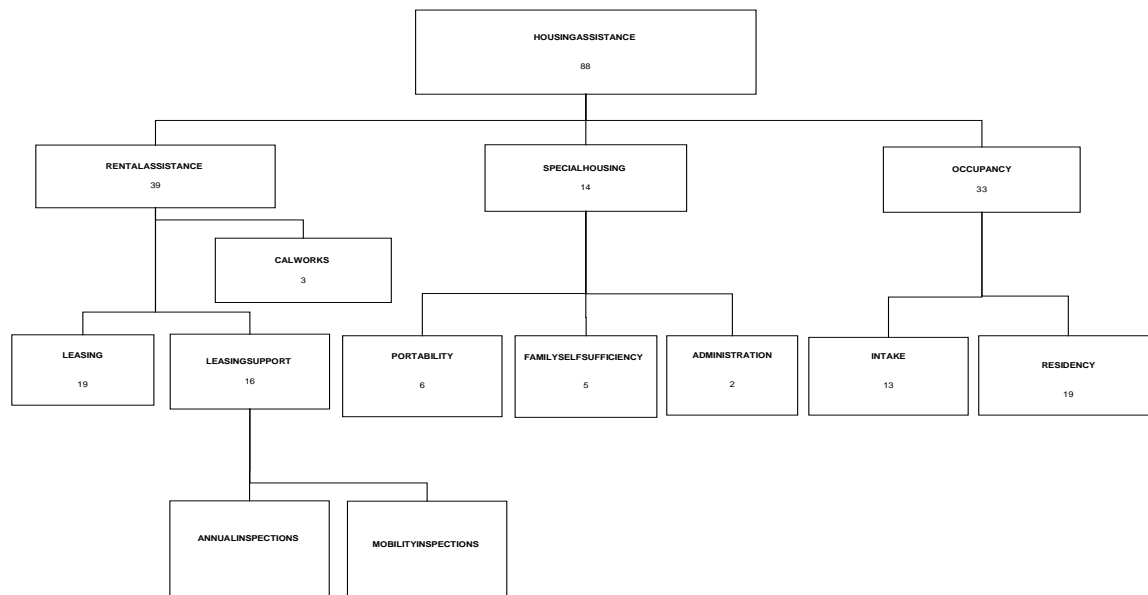
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Orange County Housing Authority (OCHA) was founded in 1971 and has been designated as Public Housing Agency (PHA) #CA094 by the U.S. Department of Housing and Urban Development (HUD).

In 1986, the OCHA was brought into the structure of the County of Orange government. The Orange County Board of Supervisors acts as the Board of Commissioners of the OCHA and the Housing and Community Development (H&CD) Commission is the advisory board for general public direction and oversight of housing related issues. This 11-member H&CD Commission includes two Section 8 recipients, five appointees by the Board of Supervisors, two representatives from the League of California Cities, and two members-at-large.

The OCHA is a division within the organizational structure of the Housing and Community Development Department and its Director is the Executive Director of the OCHA. The OCHA is staffed as the Housing Assistance Division of the H&CD Department. Under the direction of a Division Manager, the OCHA is divided into three Sections: 1) The Occupancy Section is responsible for oversight of the waiting list, initial eligibility processing, annual and interim re-examinations for all clients, 2) The Rental Assistance Section performs inspections, leasing and CalWORKs activities and, 3) The Special Housing Programs Section administers programs targeted for specifically targeted populations that include the Family Self-Sufficiency, Family Unification Program, Portability, Mobility, and Shelter Plus Care, a tenant-based program that is funded through the Homeless Assistance Continuum of Care grant award. The diagram on the following page provides an overview of the Housing Assistance Division that includes 89 staff members. In addition, there are accounting, legal, information systems, and other administrative staff assigned in support of the OCHA activities.

H&CD HOUSING ASSISTANCE DIVISION Organizational Chart



Prior to 2001, the OCHA received Annual Contributions Contracts (ACC) with HUD to assist 8,169 households under the tenant-based Section 8 Rental Assistance Program.

In September 2001, the OCHA received a new ACC for an additional 820 Housing Vouchers and 40 Enhanced Vouchers, which are currently in the initial lease-up phase. This expansion of the program will enable the OCHA to assist up to 9,029 households by September 2002. A total of 8,412 households were receiving assistance as of December 31, 2001. An aggressive plan is being implemented to issue more than 1,200 Vouchers over a five to six month period to fully utilize these new resources. Based upon past experience, anticipates an 81% success rate for utilization of Housing Vouchers issued.

The OCHA is the contract administrator for two project-based rental assistance properties, including a 120-unit family complex (The Parklands) located in the City of Irvine, and a 90-unit senior citizen complex (Pacific Terrace) located in Midway City. In addition to tenant and project-based assistance programs, the OCHA has received funding allocations through HUD's competitive process under the Homeless Assistance Continuum of Care grant awards that include 4 five-year contracts and a one-year renewal contract to provide rental assistance to more than 198 homeless households that are disabled under a Shelter Plus Care Program in partnership with the Orange County Health Care Agency and community-based organizations.

Most households receiving assistance through the OCHA's tenant-based programs reside in 31 Participating Cities and unincorporated Areas of Orange County that comprise the OCHA's jurisdiction. Participants in the tenant-based programs can also elect to use their assistance to relocate outside of the OCHA's jurisdiction. Such clients are accommodated through either mobility or portability provisions.

The OCHA entered into "mobility" agreements with Housing Authorities in the cities of Anaheim, Garden Grove, and Santa Ana that streamline the process for participants to receive assistance between jurisdictions throughout Orange County and thereby optimize their housing options. Approximately 405 households are receiving rental assistance benefits from the OCHA while residing in Anaheim, Garden Grove or Santa Ana and more than 1,400 clients from these Housing Authorities are residing in the OCHA's jurisdiction. Under these agreements, the initial agency that processed a family's eligibility continues to administer the assistance and makes payments to owners while the partner agency performs the required inspections, rent reasonableness documentation, and coordinates leasing/contracting.

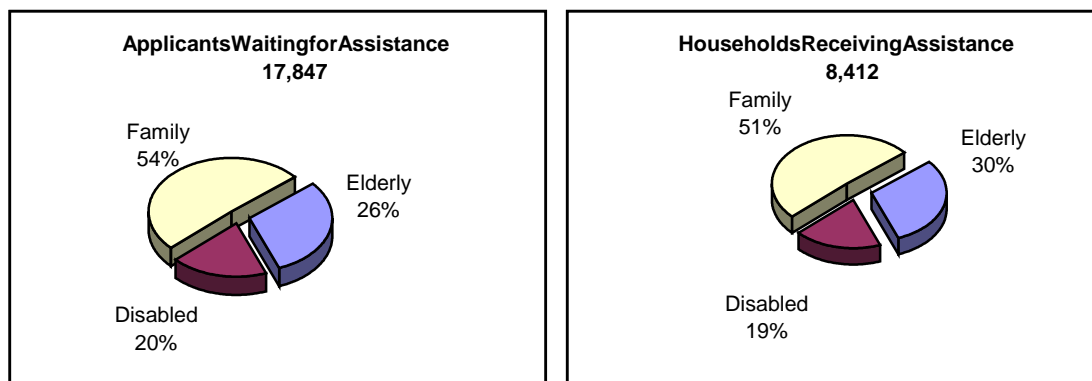
Clients that move outside Orange County are assisted through federal portability procedures. Under these arrangements, another Housing Authority will either (1) issue incoming clients one of their Vouchers or (2) administer assistance using the OCHA Voucher and submit invoices to the OCHA for the monthly payments and a portion of the administrative fee. Such payments were made for more than 32 tenants residing outside the County and an additional 224 tenants were absorbed into the OCHA's jurisdiction at the end of December 2001.

During the month of June 2001, the OCHA opened its Waiting List and collaborated with 180 partner agencies including: government agencies, cities and libraries, senior and community-based organizations that assisted in the OCHA's effort to notify the public of the pre-application acceptance period. The planning stages of this effort included press releases and informational workshops to enhance outreach to various sub-population groups such as homeless, disabled, and elderly.

Collaborating organizations provided information, posted notices, distributed applications and/or instruction materials, assisted clients in completing applications, or offered translation services including: Spanish, Vietnamese, Farsi, and middle eastern languages along with sign language for the hearing impaired. Due to these extensive outreach efforts, the OCHA received over 16,000 pre-applications during the four-week "open waiting list" period.

The OCHA's tenant-based programs assist various client groups that included disabled, elderly persons, and families. Similarly, the OCHA's Waiting List reflects a similar representation of very low-income applicants who need rental assistance. The following chart emphasizes the diverse population groups served by the OCHA as of December 31, 2001.

Comparison of Waiting List Applicants and Assisted Households



The following table illustrates the current location of applicants on the OCHA's Waiting List compared with assisted tenants within participating cities and outside the jurisdiction as of December 31, 2001. This data is instrumental in developing marketing plans to address deconcentration of poverty and strategies such as Exception Payment Standards that will extend housing choices for low-income households.

**Orange County Housing Authority
Participating Cities and Others
Applicants vs. Assisted Tenants**

Participating City	Applicants		Assisted Tenants	
	#	%	#	%
Aliso Viejo	106	0.8%	19	0.2%
Brea	285	2.3%	120	1.5%
Buena Park	686	5.4%	536	6.7%
Costa Mesa	940	7.5%	473	5.9%
Cypress	200	1.6%	153	1.9%
Dana Point	84	0.7%	24	0.3%
Fountain Valley	394	3.1%	255	3.2%
Fullerton	980	7.8%	763	9.6%
Huntington Beach	1107	8.8%	736	9.2%
Irvine	626	5.0%	321	4.0%
Laguna Beach	90	0.7%	31	0.4%
Laguna Hills	377	3.0%	54	0.7%
Laguna Niguel	198	1.6%	64	0.8%
Laguna Woods	68	0.5%	21	0.3%
La Habra	448	3.6%	244	3.1%
La Palma	65	0.5%	14	0.2%
Lake Forest	250	2.0%	127	1.6%
Los Alamitos	67	0.5%	23	0.3%
Mission Viejo	311	2.5%	151	1.9%
Newport Beach	90	0.7%	80	1.0%
Orange	952	7.6%	551	6.9%
Placentia	283	2.2%	153	1.9%
Rancho Santa Margarita	93	0.7%	69	0.9%
San Clemente	204	1.6%	128	1.6%
San Juan Capistrano	117	0.9%	36	0.5%
Seal Beach	59	0.5%	9	0.1%
Stanton	486	3.9%	349	4.4%
Tustin	533	4.2%	358	4.5%
Westminster	2170	17.2%	1679	21.1%
Yorba Linda	116	0.9%	48	0.6%
Unicorp. Areas/Others	205	1.6%	823	9.8%
Sub-Total	12,590	100%	8,412	100%
Non-Members*	5257	29.5%		
Total	17,847	100%	8,412	100%

*Applicants currently residing outside the OCHA's jurisdiction

PROGRESS TOWARD GOALS AND OBJECTIVES IDENTIFIED IN THE FIVE - YEAR PLAN

In Section B of the Five - Year Plan for Fiscal Years 2000-2004, the OCHA identified a number of HUD strategic goals and objectives in support of its mission. During Fiscal Year 2001 - 2002, the OCHA made progress toward accomplishing the following goals and objectives outlined in the Plan:

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing.

- Received allocation of 740 Housing Vouchers and successfully used these resources to lease low income households in suitable housing units.
- Maintained 97% lease -up and increased the number of assisted households by 10% to 8,412 between July 1, 2001 and December 31, 2001.
- Applied for funding under the Fair Share competitive award and received a new allocation of 820 Housing Vouchers.
- Established a new Waiting List consisting of over 16,000 applicants in need of affordable housing.
- Increased estimated Section 8 Management Assessment Program (SEMAP) score from 85 to 135, a "high performer" PHA.
- Issued Enhanced Voucher to maintain assistance for 40 elderly households formerly in a Section 236 project.
- Increased landlord participation, e.g. number of vacancy referrals increased by at least 30%.
- Collaborated with local PHA to enhance outreach activities to owners.
- Expanded outreach activities with local apartment associations, produced an owner newsletter, and hosted a conference for landlords.
- Amended Administrative Plan to expand housing choices for disabled households to include: shared housing, group homes, and congregated care facilities.
- Began process to amend the Administrative Plan to expand special housing opportunities to non-disabled and developed a process to implement project -based assistance.
- Developed literature to clarify mobility and portability opportunities for new Housing Voucher holders.
- Entered into agreements with community-based organizations and County agencies to provide support services to increase self-sufficiency among special needs population.
- Converted 7,924 Certificates and Voucher program participants to the new Housing Choice Voucher Program.
- Provided staff with training from the Fair Housing Council to ensure success of affirmatively furthering fair housing initiatives and goals.
- Coordinated with over 180 community -based and government agencies to inform special needs and low-income populations during the opening of the Waiting List.
- Adjusted leasing strategies to meet changing market conditions that included rents escalating by more than 10%.

ACCOMPLISHMENTS DURING PAST YEAR

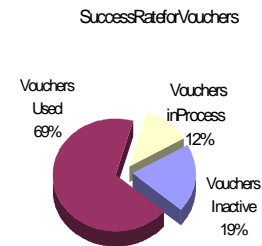
The following presents an overview of activities, accomplishments and status of the tenant-based rental assistance programs administered by the OCHA from January 1, 2001 to December 31, 2001.

Waiting List and Vouchers Issued

At the beginning of the year, more than 4,100 applicants were on the OCHA's waiting list for rental assistance. Upon receiving a new allocation of 740 Housing Vouchers in September 2000, the OCHA developed an aggressive schedule to process applicants. Staff in the Occupancy Sections scheduled all 4,100 applicants for eligibility appointments during 2001.

Success Rate for Households Receiving a Voucher

Households receiving Vouchers are allowed 120 days to locate and lease a qualified unit. Of 2,056 Vouchers potentially due to expire between January and December 2001, only 399 were made inactive. The remaining 1,657 Voucher recipients have been leased and are receiving assistance or have a lease being processed at this time. This represents an 81% success rate for those receiving a Housing Voucher during the year and a 6% increase over the prior year.



Leasing and Inspections

In addition to leasing new participants from the Waiting List, staff accomplished a considerable number of other program-related activities essential to maintain assistance to over 8,000 current participants and also handled special client caseloads. This work was accomplished by staff in the Rental Assistance (Leasing) and the Special Housing Programs Sections. "Special Housing" leases involve the new Portability and Family Unification clients, new outgoing Mobility leases and case management for the Family Self-Sufficiency Program performed by the Special Housing Programs Section. Staff in the Rental Assistance Section handled new and transfer leases for program participants, processed rent increases and initial, annual and mobility inspections for the overall Voucher program. Such activities include:

Leasing and Inspection Activities

New leases:	1,404
Annual and followup inspections:	9,478
Mobility inspections:	1,469
Rent increases:	4,506
Special Housing Leases:	515
Transfer Leases:	754

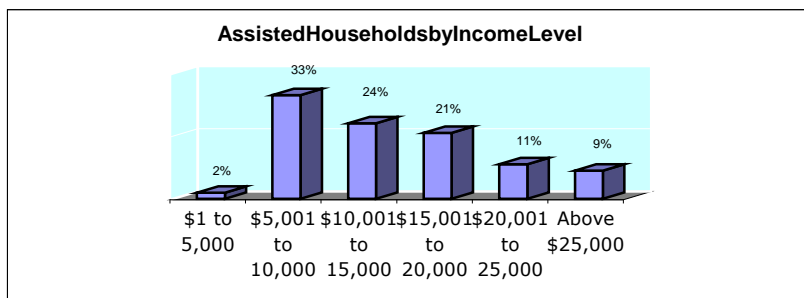
Monthly Re-Examinations

During each of the past twelve months, staff in the Occupancy Sections scheduled interviews and processed annual re-examinations of income and household composition for all participants on the program in order to re-establish their appropriate share of rent based on 30% of adjusted income.

In addition, staff performed interim re-examinations for families that reported a change of income or household composition as those changes occurred. The following shows the total activity required to accomplish this over the period of twelve months:

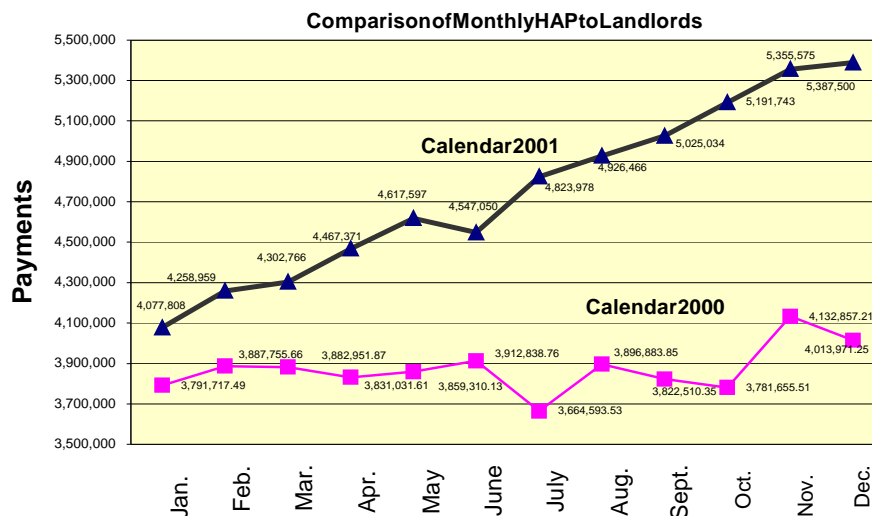
Re -Examinations Processed	
Annual Re -Examinations	6,907
Interim Re -Examinations	2,550
Annual Total	9,457

Each month, results of the above work were retransmitted to HUD electronically in the Multifamily Tenant Characteristics System (MTCS). This data was evaluated by HUD and is available for review on HUD's MTCS website. Staff accessed this site to obtain reports on the quality and accuracy of the data submitted in order to identify and correct "fatal errors" that will impact the OCHA's performance score in SEMAP. The following presents a demographic profile of the OCHA clients resulting from the re-examinations performed this year.

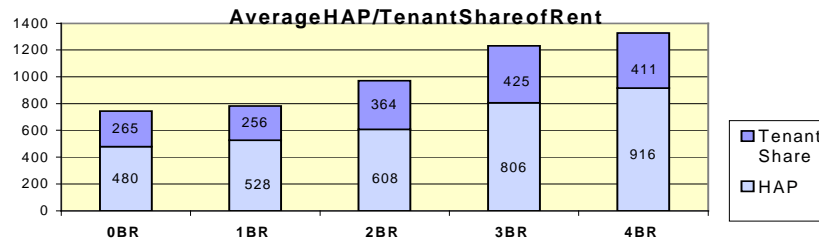


OCHA Accounting & Payments to Landlords

In the past year, the Accounting Section processed and issued over 3,500 monthly Housing Assistance Payments (HAP). The amount of monthly payments has increased significantly with the addition of approximately 1,000 assisted households and increasing rents. HAP checks for the month of January 2001 were \$4,077,808 and increased to \$5,387,500 in December 2001. This difference of \$1,309,500 represents a 25% increase in Housing Assistance Payments and reflects the dynamics of increasing rents and number of assisted households.



The OCHA payment statistics for December 31, 2001 indicate that the overall average HAP is \$621 per household and the average tenant pays about \$317 per month. The following chart reflects average HAP and average Tenant share of rent by unit size, excluding 5 bedroom and SRO's. Further analysis of the average tenant share of rent indicates that more than 85% of assisted tenants pay between 30 and 35% of income for rent and 13% of assisted tenants pay between 30 and 50% of income.



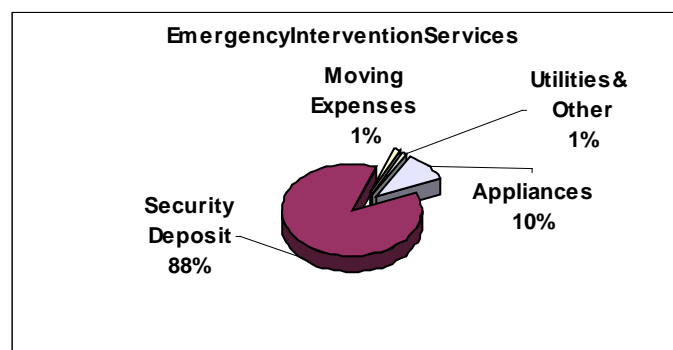
Housing Vouchers become available from participants that terminate from the rental assistance program. During 2001, assistance was terminated for 456 households for the following reasons:

Program Terminations

No longer need assistance	52%
Program Violations	30%
Health and Death	18%

Partnerships to Assist CalWORKs Clients

The OCHA entered into a contract in the amount of \$4 million with the County of Orange Social Services Agency (SSA) to assist CalWORKs recipients, who have been issued a new Housing Voucher, to locate and secure affordable housing. This collaborative effort allows for OCHA to expend \$2 million of SSA funds for use on emergency intervention services to assist 740 eligible CalWORKs families within a three-year period. Similarly, the OCHA has entered into contracts with three local PHAs in Anaheim, Garden Grove, and Santa Ana, to utilize the remaining \$2 million to implement comparable programs to assist up to a combined total of 1,500 families. As of December 31, 2001, approximately 764 CalWORKs families countywide have found suitable housing and approximately \$500,000 was expended in emergency intervention services as a result of these partnerships. The following demonstrates the cumulative disbursement of SSA funds on designated emergency intervention services for CalWORKs families:



iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	9
1. Housing Needs	12
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	32
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	39
12. Community Service Programs	41
13. Crime and Safety	44
14. Pets (Inactive for January 1 PHAs)	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	46
17. Asset Management	46
18. Other Information	47

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (Attachment "A")
- ☐ FY2000 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart (Attachment "D")
- ☐ FY2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan

- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
- Special Housing Policy (Attachment "B")
 - Section 8 Homeownership Option (Attachment "C")
 - Resident Advisory Board Roster (Attachment "E")
 - Component 3(6), Deconcentration of Poverty and Income Mixing (Attachment "F")
 - Capital Funds Tables (Attachment "G")

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
N/A	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rent to offer to each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24CFR Part 90.3.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	57,235	5	4	3	4	3	5
Income > 30% but ≤ 50% of AMI	58,478	5	3	3	4	2	4
Income > 50% but < 80% of AMI	101,062	4	3	4	3	3	4
Elderly	168,817	5	4	4	5	3	5
Families with	145,628	5	5	4	5	4	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Disabilities							
American Indian	9,149	4	3	3	3	3	4
Asian/Pacific Islander	166,299	4	3	3	3	3	4
Black	25,174	4	3	3	3	3	4
White	1,409,436	4	3	3	3	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2004
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type:			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	17,534		5,000
Extremely low income <=30% AMI	8,652	76%	
Very low income (>30% but <=50% AMI)	2,141	19%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	179	2%	
Families with children	6,889	61%	
Elderly families	1,831	16%	
Families with Disabilities	3,360	30%	
ETHNICITY			
Hispanic	4,972	28%	
Non-Hispanic	7,899	45%	
Not Reported	4,663	27%	
RACE			
American Indian/Alaska Native	356	2%	
Asian	4,470	27%	
Black/African American	1,009	6%	
Native Hawaiian/Pacific Islander	238	1%	
White	8,294	47%	
Not Reported	2,887	17%	
Characteristics by Bedroom Size (Public Housing Only)	Not Applicable		
1BR	Not Applicable		
2BR	Not Applicable		
3BR	Not Applicable		
4BR	Not Applicable		
5BR	Not Applicable		
5+BR	Not Applicable		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 6 as of January 1, 2002. Does the PHA expect to re-open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI
intenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
 - ☒ Apply for special -purpose voucher targeted to the elderly, should they become available
 - ☒ Other: (list below)
- Working Preference: "Elderly" applicants are given a preference equal to "working families" on the waiting list.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
 - ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
 - ☒ Affirmatively market to local non -profit agencies that assist families with disabilities
 - ☒ Other: (list below)
- Working preference: "Disabled" applicants are given a preference equal to "working families" on the waiting list.

Pursue working relationships with community-based organizations to assist families with disabilities in applying for, complying with the rules and regulations of, and maintaining rental assistance.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☒ Other: (list below)

The OCHA published in free publication the availability of the "opened waiting list" period. Additional publications were made available in local newspapers in the following languages: English, Spanish, and Vietnamese.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☒ Other: (list below)

Utilize the special and higher (50%) FMR as the Payment Standards and implement Exception Payment Standards (at 110% of FMR) for targeted high rent areas and reasonable accommodation. Provide housing related support services for CalWORKS clients, who receive a Housing Voucher.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community

- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups - Community Groups - Project Independence and Community Housing Resources.
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903 .79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

The Orange County Housing Authority does not administer public housing.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	Not Applicable	
b) Public Housing Capital Fund	Not Applicable	
c) HOPE VI Revitalization	Not Applicable	
d) HOPE VI Demolition	Not Applicable	
e) Annual Contributions for Section 8 Tenant-Based Assistance	65,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	Not Applicable	
g) Resident Opportunity and Self-Sufficiency Grants	\$120,000	
h) Community Development Block Grant	Not Applicable	
i) HOME	Not Applicable	
Other Federal Grants (list below)		
2001 Continuum of Care (Shelter Plus Care Tenant Based Rental Assistance)	\$668,400	Shelter Plus Care (1996 Renewal)

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
2001ContinuumofCare(Shelter PlusCareProjectBasedRental Assistance)	\$2,081,280	ShelterPlusCare
2001ContinuumofCare(Shelter PlusCareTenantBasedRental Assistance)	\$4,097,880	ShelterPlusCare
2.PriorYearFederalGrants (unobligatedfundson ly)(list below)	NotApplicable	
3.PublicHousingDwellingRental Income	NotApplicable	
4.Otherincome (listbelow)		
OperatingReserve	5,100,000	ReserveforHAP
OperatingReserve	6,297,368	Developmentof AffordableHousing Projects
OperatingReserve	\$400,000	HousingSupportive ServicesPrograms
OperatingReserve	\$50,000	FSSEnhancement Program
4.Non -federalsources (listbelow)	NotApplicable	
TotalResources	\$83,814,928.00	

3.PHAPoliciesGoverningEligibility,Selection,andAdmission s

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

(1)Eligibility

a. Whendoes thePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

☐ Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)

☐ Whenfamiliesarewithinacertaintimeofbeingoffer edaunit:(statetime)

☐ Other:(describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
☐ Rental history
☐ Housekeeping
☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
☐ PHA development/site management office
☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☐ No: Does the PHA plan to exceed the federal income targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☐ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

- 1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other reference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction

- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA - resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) development(s) to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists
- If selected, list targeted developments below:

☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and development targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing ?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug -related activity only to the extent required by law or regulation

- ☒ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☒ Other (list below)
The OCHA contracts with the County of Orange, Office of the District Attorney to conduct investigations of fraudulent activities and program abuse.

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity
- ☒ Other (describe below)
Name and Telephone Number of last two known landlords.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☐ PHA main administrative office
- ☒ Other (list below)
During the open period, applicants may obtain applications for the rental assistance program at local city halls, libraries, and additional distribution sites.

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit? A standard 120 -day period is given. Additional extensions may be granted for reasonable accommodation of disabled clients.

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
☒ Veterans and veterans' families
☒ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Household that contribute to meeting income goals (broad range of incomes)
☐ Household that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)

Involuntary Displacement by Government Action in the OCHA's participating jurisdiction.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
2 Veterans and veterans' families
1 Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
Involuntary Displacement by Government Action in the OCHA's participating jurisdiction.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
☒ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)
Eligibility literature, application instructions, and Housing & Community Development website.

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☐ Through published notices
- ☒ Other (list below)
The OCHA informs participating/partner referral agencies of special programs, opportunities for example, the Social Services Agency and potential Family Unification Program participants. Such agencies disseminate information throughout the special needs population and assist in identifying potential participants whom may qualify.

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

Orange County Housing Authority does not administer public housing.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☐ ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3.If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2.If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d.Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e.Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Anytime the family experiences an income increase
☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ This section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are repayment standards re-evaluated for adequacy? (select one)

- ☒ Annually
☒ Other (list below)

Leasing success is monitored monthly by the number of vouchers that expire and become inactive.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)

Number of households leased in participating cities/localities.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
See Administrative Plan.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
(Attachment "D")

- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

ProgramName	UnitsorFamilies ServedatYear Beginning2002	Expected Turnover
PublicHousing	NotApplicable	
Section8Vouchers	8,819	2,640
Section8Certificates	NotApplicable	
Section8ModRehab	NotApplicable	
SpecialPurposeSection 8Certificates/Vouchers (listindividually)		
EnhancedVoucher	40	8
FamilyUnification	170	34
PublicHousingDrug EliminationProgram (PHDEP)	NotApplicable	
OtherFederal Programs(list individually)		
ShelterPlusCare	198	40

C.ManagementandMaintenancePolicies

ListthePHA'spublichousingmanagementandmaintenancepolicydocuments,manuals andhandbooks thatcontaintheAgency'srules,standards,andpolicies thatgovernmaintenanceandmanagementof publichousing,includingadescriptionofanymeasuresnecessaryforthe preventionoreradicationof pestinfestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8 management.

(1) PublicHousingMaintenanceandManagement:(listbelow)

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

(2)Section8Management:(listbelow)

SeeAdministrativePlan.

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant - Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

See Administrative Plan. Hearing Officers are not County employees or staff.

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

The Orange County Housing Authority does not administer public housing.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

The Orange County Housing Authority does not administer public housing.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name)

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non - Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

The Orange County Housing Authority does not administer public housing.

☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

☐ Revitalization Plan under development

- ☐ Revitalization Plans submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
 If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
 If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

The Orange County Housing Authority does not administer public housing.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

The Orange County Housing Authority does not administer public housing.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:

2.Designationtype:	
Occupancybyonlytheelderly	<input type="checkbox"/>
Occupancybyfamilieswithdisabilities	<input type="checkbox"/>
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities	<input type="checkbox"/>
3.Applicationstatus(selectone)	
Approved;includedinthePHA'sDesignationPlan	<input type="checkbox"/>
Submitted,pendingapproval	<input type="checkbox"/>
Plannedapplication	<input type="checkbox"/>
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Ifappro ved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignationPlan	
<input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected:	
7.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredtocompletethissection.

A.AssessmentofReasonableRevitalizationPursuanttosection202oftheHUD FY1996HUDAppropriationsAct

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

1. ☐ Yes ☐ No: HaveanyofthePHA' sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascovered undersection202oftheHUDFY1996HUDAppropriations Act?(If“No”,skiptocomponent11;if“yes”,completeone activitydescriptionforeachidentifieddevelopment ,unless eligibletocompleteastreamlinedsubmission.PHAs completingstreamlinedsubmissionsmayskiptocomponent 11.)

2.ActivityDescription

- ☐ Yes ☐ No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?If“yes”,skiptocomponent11.If “No”,completetheActivityDescriptiontablebelow.

ConversionofPublicHousingActivityDescription
1a.Developmentname:
1b.Development(project)number:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD On: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD On: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11 A: Section 8 only PHAs are not required to complete 11 A.

The Orange County Housing Authority does not administer public housing.

1. ☐ Yes ☐ No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any home ownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option? Pilot program will only be initiated if the OCHA has a partner organization to provide technical support and required homeownership counseling.

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: Pilot program will only be initiated if the OCHA has a partner organization to provide technical support and required homeownership counseling.

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 -Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive

services(as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

Family Unification 21/08/2000
Information Sharing 04/02/2000
CalWORKs: 06/10/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☒ Other (describe)
CalWORKs Program: Housing related supportive services and resources are provided to mutual clients.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any, of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education on programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>FSS Enhancement Program</i>	<i>410</i>	<i>FSS Participants</i>	<i>The OCHA Main Office</i>	<i>Section 8 FSS Participants</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Not Applicable	
Section 8	410	469 as of 31/12/2001

b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

B. Welfare Benefit Reductions

Not applicable.

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing income determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

The Orange County Housing Authority does not administer public housing.

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports

- ☐ Policereports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

The Orange County Housing Authority does not administer public housing.

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

The Orange County Housing Authority does not administer public housing.

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The Orange County Housing Authority does not administer public housing.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?

☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

The Orange County Housing Authority does not administer public housing.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

3. ☒ Yes ☐ No: Were there any findings as the result of that audit?

4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ____

5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

The Orange County Housing Authority does not administer public housing.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No : Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached as Attachment (Filename)
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA change d portion of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other: (describe)
Volunteer candidates were reviewed and appointed by locally elected officials.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☒ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
☐ Representatives of all PHA resident and assisted family organizations
☒ Other (list)

Volunteer candidates were reviewed and appointed by locally elected officials.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Orange County Urban County Program (includes all unincorporated areas and the following cities: Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, Rancho Santa Margarita, San Clemente, Seal Beach, Stanton, Villa Park, and Yorba Linda).

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPla nagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofth ejurisdictionsupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisdiction:CityofBuenaPark.

2.ThePHAhastakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanfor thejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedb y theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthe c omingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisd iction:CityofCostaMesa.

2.ThePHAhastakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictionont he needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsulted withtheConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Fountain Valley.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Fullerton.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Huntington Beach.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisdiction:CityofIrvine.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentofthe ConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontained intheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisdiction:CityofLaHabra.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Laguna Niguel.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Lake Forest.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Mission Viejo.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A

1. Consolidated Plan jurisdiction: City of Newport Beach.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A.

1. Consolidated Plan jurisdiction: City of Orange.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1. ConsolidatedPlanjurisdiction:CityofSanJuanCapistrano.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsof familiesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisdiction:CityofTustin.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

1.ConsolidatedPlanjurisdiction:CityofWestminster.

2.ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:

- ☒ ThePHAhasbasedits statementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedin theConsolidatedPlan.
- ☐ Other:

3.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:N/A.

C. OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

1. AttachmentA: EligibilityforAdmissions,ApplyingforAdmission,Establishing PreferencesandMaintainingtheWaitingListPolicy , AdministrativePlan,Sections4 -1through6 -4.(ca094a02)
2. AttachmentB: PolicyforSpecialHousing,AdministrativePlan, Section29.(ca094b02)
3. AttachmentC: Section8HomeownershipAdministrativePlan, Section30.(ca094c02)
- 4.Att achmentD:H&CDOrganizationalChart.(ca094d02)
- 5.AttachmentE: ResidentAdvisoryBoardRoster.(ca094e02)
- 6.AttachmentF: Component3(6),DeconcentrationofPovertyand IncomeMixing.(ca094f02)
- 7.AttachmentG: CapitalFundsTables. (ca094g02)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

The Orange County Housing Authority does not administer public housing.

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund and Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

Development Number/Name HA-WideActivit ies	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

Development Number/Name HA-WideActivities	AllFundsObliga ted (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

The Orange County Housing Authority does not administer public housing.

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

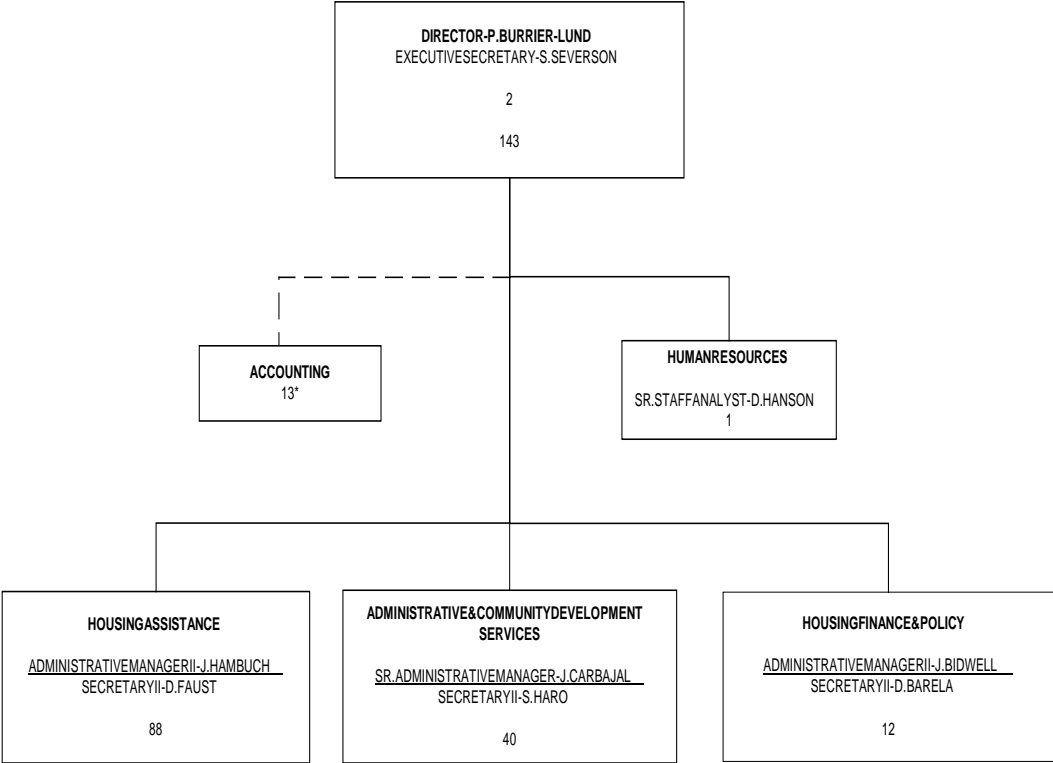
OptionalPublicHousingAssetManagementTable

TheOrangeCountyHousingAuthoritydoesnotadministerpublichousing.

SeeTechnicalGuidanceforinstructionsontheuseofthistable,includinginformationtobeprovided.

PublicHousingAssetManagement								
Development Identification		ActivityDescription						
Name, Number, and Location	Numberand Typeofunits	CapitalFundProgram PartsIIandIII Component7a	Development Activities Component7b	Demolition/ disposition Component8	Designated housing Component9	Conversion Component10	Home- ownership Component 11a	Other (describe) Component 17

**HOUSINGANDCOMMUNITY
DEVELOPMENTDEPARTMENT**



*Accounting positions not included in totals.

Special Housing

In order to provide additional housing opportunities, the OCHA has expanded the list of available housing types to include shared housing, congregated care, homeownership and project-based opportunities. These special housing types will offer a broader array of housing opportunities to our clients. However, these options may require that Voucher holders who take advantage of them, accept special conditions for housing as part of their lease or ownership agreements.

A. SHARED HOUSING

Single Individuals and Two-person Households with a one-bedroom Voucher may utilize their Section 8 Voucher to occupy a bedroom in a qualified unit. Such qualified unit is defined in this Plan. There will be a separate Housing Assistance Payment (HAP) contract and lease for each assisted family in a shared housing unit. Maximum rent calculation will be based on the single-room occupancy standard (75% of the "0" bedroom Voucher standard). The utility allowance will not be granted in any shared housing contract.

The Request for Tenancy Approval (RTA) must state that this is a shared housing proposal and must be signed by the property owner or management agent. The OCHA will inspect the proposed shared housing unit to determine the Housing Quality Standards (HQS) for the sleeping room, kitchen facilities, bathroom facilities and other living spaces available to the tenant at the unit.

Elderly and/or Disabled/Handicapped Individuals may elect to form a shared housing mutually assisted family under reasonable accommodation regulations and can be issued a Voucher for the appropriate bedroom size to allow such expanded families to share a housing unit. Such families need to have had Section 8 Rental Assistance Vouchers, which have been issued to each member of the proposed mutually assisted family, and be elderly and/or disabled/handicapped. They must state in writing their request to form such a mutually assisted family and the reasons/benefits that they believe would provide for reasonable accommodation. Said statements should be directed to the Chief of Special Housing Programs for the OCHA, 1770 N. Broadway, Santa Ana, CA 92706.

Upon review, a mutually assisted family that includes two or more existing Voucher holders may be recognized as a new Voucher family. Only one head-of-household will be designated. The other member(s) of the mutually assisted family will surrender their Voucher(s), and their doing so will be noted in the file. If, in the future, the mutually assisted family breaks apart, each member thereof surrendering his or her Voucher will regain the Voucher.

Leasing activity will be the same as any other Voucher holders after the issuance of the new multi-bedroom Section 8 Voucher for mutual assistance.

B. CONGREGATE CARE

Single individuals may elect to utilize their Section 8 Vouchers in congregated care facilities. The fact that the proposed unit is a congregated care facility must be noted on the RTA and must be signed by the property owner or management agent. The OCHA will inspect the proposed sleeping room and other facilities available to the tenant.

The rent calculation will be based on the single-room occupancy standard (75% of the "0" bedroom Voucher standard). No utility allowance will be granted for any congregated care contract.

No payments may be made for security, administration, medical activities or food provided at the congregated care facility. HAP payments can only cover housing expenses.

C. HOMEOWNERSHIP

The OCHA has initiated a pilot program to explore the feasibility of utilizing Section 8 Housing Vouchers for homeownership opportunities as allowed under HUD regulations. This program option is described in Chapter 30, "Homeownership," and will only be available if the OCHA is successful in obtaining technical assistance from a non-profit or other partner organization(s) that will provide homeownership counseling,

lender coordination or other required program components. If the OCHA is successful in designing its homeownership option for Section 8 Housing Vouchers, participation will be limited to participants or new Section 8 Housing Voucher holders, who meet the necessary criteria for income and/or down payments as required by lenders and the program guidelines. Eligible properties must be realistic for potential purchase through this program and located in the OCHA's jurisdiction.

D. PROJECT-BASED ASSISTANCE

The OCHA may elect to enter into project-based assistance (PBA) contracts for Section 8 Voucher holders as part of its initiative to expand housing opportunities and enhance deconcentration strategies. The OCHA will advertise opportunities for PBA in conjunction with the Housing Development Section of H&CD. A competitive process will be used to review and select project proposals. The Board of Commissioners shall approve each allocation of Housing Voucher that are committed projects.

The maximum term for PBA contracts shall not exceed ten (10) years. Eligible projects shall consist of newly constructed and vacant units. The OCHA's allocation of project-based assistance shall not exceed 100 Housing Vouchers per fiscal year. However, the OCHA may increase the available allocation if additional housing units are targeted for "hard-to-house" Section 8 Voucher holders. "Hard-to-house" as defined by HUD is a household consisting of 3 or more minors or a disabled person. In accordance with HUD guidelines, the maximum number of units available under PBA will not exceed 20 percent of the OCHA baseline allocation.

Residents of PBA units shall be OCHA Section 8 Voucher holders. The OCHA will refer potential PBA residents for each approved project in accordance with tenant admission requirements. Owners/managers of PBA projects will screen and select tenants based on admission requirements that comply with federal, state and local Fair Housing rules. The following priorities will be used to refer and select PBA residents:

1. Priority one will be Section 8 Voucher holders that are seeking their initial lease;
2. Priority two will be Section 8 Voucher holders that request to relocate to the complex and who meet the resident qualifications of the project;
3. Priority three will be households on the OCHA waiting list who meet resident qualifications of the project;
4. If there are not sufficient eligible applicants that meet the criteria in the above 3 priorities, the OCHA will re-open its waiting list in accordance with HUD guidelines to accept pre-applications from targeted applicants that will meet the resident qualifications of the project.

Residents of PBA units will comply with all rules and regulations governing Section 8 Tenant-Based Assistance and may elect to relocate after residing in the PBA unit for 12 consecutive months. The OCHA will maintain its commitment to refer and assist Section 8 Voucher holders in vacant PBA units for the term of the PBA contract.

Section 8 Homeownership Option

A. INTRODUCTION

The Section 8 Homeownership Program was implemented by a final rule, which was effective October 12, 2000. The final rule implemented the "homeownership option" authorized by Section 8(y) of the United States Housing Act of 1937, as amended by Section 555 of the Quality Housing and Work Responsibility Act of 1998. Under the Section 8 homeownership option, a public housing agency may provide tenant-based assistance to an eligible family that purchases a dwelling unit that will be occupied by the family.

The OCHA has initiated a pilot program to explore the feasibility of utilizing Section 8 Housing Vouchers for homeownership opportunities as allowed under HUD regulations. This program option is described below and will only be available if the OCHA is successful in obtaining technical assistance from a nonprofit or other partner organization(s) that will provide homeownership counseling, lender coordination or other required program components. If the OCHA is successful in designing its homeownership option for Section 8 Housing Vouchers, participation will be limited to participants or new Section 8 Housing Voucher holders, who meet the necessary criteria for income and/or down payments as required by lenders and the program guidelines. Eligible properties must be realistic for potential purchase through this program and located in the OCHA's jurisdiction.

Under the final rule, the U.S. Department of Housing and Urban Development (HUD) specifies general requirements for the program, and requires the public housing agency (PHA) to address specific local policies in the Administrative Plan. An overview of the general requirements and the OCHA's local policies are described below.

B. GENERAL REQUIREMENTS

Overview:

The Homeownership Option is used to assist a family residing in a home purchased and owned by one or more members of the family.

1. A family assisted under the Homeownership Option may be a newly admitted or existing participant in the Section 8 Program.
2. A live-in aide must be approved, if needed, as a reasonable accommodation.
3. A minimum homeowner contribution is at least three percent of the total cost of the home for participation in the Section 8 Homeownership Program, and at least one percent of the homeowner contribution must come from the family's personal resources.
4. Financing for purchase of a home under the Section 8 Homeownership Program must comply with generally accepted private sector underwriting standards.

Initial Requirements:

The OCHA must determine that the family satisfies all of the initial requirements at commencement of homeownership assistance for the family as described below:

1. The family is qualified to receive homeownership assistance if: (1) The family has been admitted to the Section 8 Housing Choice Voucher Program; (2) The family satisfies any first-time homeowner requirements (including a first-time homeowner, a cooperative member, or a family with disabilities, as defined in the final rule); (3) The family satisfies the minimum income requirement stated in the final rule; (4) The family satisfies the employment requirements (not applicable to an elderly or disabled family – a family with a disabled person may receive an exemption if needed as a reasonable accommodation); (5) The family has not defaulted on a mortgage securing debt to purchase a home under the Homeownership Option; (6) Except for cooperative members, no family member has a present ownership interest in a residence at the

- commencement of home ownership assistance for the purchase of any home; (7) Except for cooperative members, the family has entered a contract of sale in accordance with the final rule; (8) The family also satisfies any other initial requirements established by the OCHA in the Administrative Plan.
2. The unit is eligible if: (1) The unit is occupied by its owner or by a person with any interest in the unit; (2) The unit was either under construction or already existing at the time the PHA determined that the family was eligible for home ownership assistance to purchase the unit; (3) The unit is either a one-unit property or a single dwelling unit in a cooperative or condominium; (4) The unit has been inspected by a PHA inspector and by an independent inspector selected by and paid by the family; and (5) The unit satisfies Housing Quality Standards (HQS).
 3. The family has satisfactorily completed the PHA program of required pre-assistance home ownership counseling: (1) Before commencement of home ownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance home ownership and housing counseling program required by the PHA; (2) The PHA should ensure that its counseling program is consistent with the home ownership counseling provided under HUD's Housing Counseling Program; (3) The PHA may adapt the subjects covered in pre-assistance counseling to local circumstances and the needs of individual families.
 4. Before commencement of home ownership assistance, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family: (1) The family must give the PHA a copy of the contract of sale; (2) Content of the contract of sale as specified in the final rule; and (3) The contract of sale contains a certification from the seller that the seller has not been debarred, suspended, or subject to limited denial of participation under HUD programs.

C. OCHA LOCAL POLICIES

Additional OCHA Requirements for Participation in the Section 8 Home ownership Program:

1. A Voucher Holder must be in good standing with the OCHA to participate in the Section 8 Homeownership Program.
2. Interest in applying for the Section 8 Homeownership Program by a newly admitted or existing participant in the Section 8 Voucher Program should be submitted in writing to the designated staff person in the Special Housing Programs Section.

Maximum Time to Locate and Purchase a Home:

1. Newly admitted Voucher Holder: Maximum time allowed is 6 months from the OCHA's acceptance of an application for the Section 8 Homeownership Program until entering into a contract of sale with the seller of the unit to be acquired by the family. Since this is a pilot program, written requests for an extension may be submitted, reviewed, and considered on a case-by-case basis. An applicant unable to purchase within the maximum time granted will be issued a Voucher to lease a unit and will have 60 days to submit a Request for Tenancy Approval.
2. Existing Participant in the Section 8 Voucher Program: Maximum time allowed is 12 months from the OCHA's acceptance of an application for the Section 8 Homeownership Program until entering into a contract of sale with the seller of the unit to be acquired by the family.

Financing Purchase of Home and Affordability of Purchase:

1. A minimum homeowner contribution is at least three percent of the total cost of the home for participation in the Section 8 Homeownership Program. Additionally, at least one percent of the homeowner contribution must come from the family's personal resources.

2. Financing for purchase of a home under the Section 8 Homeownership Program must comply with generally accepted private sector underwriting standards.

Additional OCHA Requirements for Continuation of Homeownership Assistance for the Family:

1. Occupancy of home: Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the OCHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the OCHA the homeownership assistance for the month when the family moves out.
2. Family obligations: (1) Compliance with mortgage. (2) Prohibition against conveyance or transfer of home as long as the family is receiving homeownership assistance. (3) The family may grant a mortgage on the home for debt incurred to finance purchase of the home or any refinancing of such debt. (4) Upon death of a family member who holds, in whole or in part, title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representative, as long as the home is solely occupied by remaining family members. (5) Supplying required information, including: (a) any mortgage or other debt incurred to purchase the home, any refinancing of such debt (including information needed to determine whether the family has defaulted on the debt, and the nature of any such default); (b) any sale or other transfer of any interest in the home; or (c) the family's homeownership expenses. (6) Notice of move-out. (7) Notice of mortgage default. (8) Prohibition on ownership interest on second residence: during the time the family receives homeownership assistance under this program, no family member may have any ownership interest in any other residential property; (9) Additional OCHA requirement: the family must allow the OCHA to inspect the unit at reasonable times and after reasonable notice; (10) Other family obligations: the family must comply with the obligations of a participant family, except for the lease-related provisions which do not apply under the homeownership option.

Determination of Homeownership Expenses:

1. Amount of monthly homeownership assistance payment: (1) The PHA must use the same payment standards schedule, payment standard amounts, and subsidy standards for the homeownership option as for the rental voucher program. (2) Homeownership expenses for a homeowner (other than a cooperative member) may only include amounts allowed by the OCHA to cover the entire costs calculated on a monthly basis for the ownership of the proposed resident in a unit; these costs are generally shown as principal and interest amortizing all outstanding debts, real estate taxes, mortgage and home insurance, and any other recurring fees.
2. Maximum term of homeownership assistance: (1) Except in the case of a family that qualifies as an elderly or disabled family, family members shall not receive homeownership assistance for more than (a) fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or (b) ten years, in all other cases. (2) The maximum term of assistance does not apply to elderly and disabled families. The final rule gives specific criteria for applicability of the maximum term of assistance for various family members.

OCHA Policy for Payment of Homeownership Assistance Payments to the Lender on Behalf of the Family:

1. Payment to the Lender: The OCHA will pay homeownership assistance payments to a lender on behalf of the family. The lending institution will maintain a escrow balance for all costs outside of principal and interest. It is expected that the full amount of the payment will be due to the lender, and there will not be any excess amount to be paid directly to the family.

2. Administrative fees: The ongoing administrative fee is paid to the OCHA for each month that homeownership assistance is paid by the OCHA on behalf of the family.

Move with Continued Tenant -based Assistance:

1. Move to new unit: (1) The family may move either with voucher rental assistance (in accordance with rental assistance program requirements) or with voucher homeownership assistance (in accordance with homeownership option program requirements). (2) The OCHA policy prohibits more than one move by the family during any one -year period. (3) The final rule specifies requirements for continuation of homeownership assistance and grounds for termination or denial of assistance.
2. Portability: (1) A family determined eligible for homeownership assistance by the initial PHA may purchase a unit outside of the initial PHA's jurisdiction, if the receiving PHA is administering a voucher homeownership program and is accepting new homeownership families. (2) In general, the portability procedures apply to the homeownership option and the administrative responsibilities of the initial and receiving PHA are not altered except that some administrative functions (e.g., issuance of a voucher or execution of a tenancy addendum) do not apply to the homeownership option.

Recapture of Homeownership Assistance:

1. Recapture of homeownership assistance: The PHA shall recapture a percentage of the homeownership assistance provided to the family upon the family's sale or refinancing of the home. Documentation required by HUD, and consistent with state and local law, will secure the PHA's right to recapture the homeownership assistance in accordance with the final rule.
2. Automatic reduction of recapture amount: The amount of homeownership assistance subject to recapture will automatically be reduced over a 10-year period, beginning one year from the purchase date, in annual increments of 10 percent. At the end of the 10-year period, the amount of homeownership assistance subject to recapture will be zero.

Eligibility for Admission

To be eligible for Program participation, an applicant must meet HUD's criteria for eligibility determination, as well as any additional criteria established by the OCHA.

HUD requirements include five factors for eligibility:

- Income limits
- Family composition
- Provision of Social Security number
- Citizenship/eligible immigrant status
- Other criteria for admission as defined in Section 4.E.

Applicant's initial eligibility for placement on the waiting list will be made in accordance with the following factors and will not be verified until selection from the application pool for a Voucher is achieved.

A. FAMILY COMPOSITION

The applicant must qualify as a family. A family consists of one or more persons living together:

(1) two or more persons sharing residence whose income and resources are available to meet the family's needs and who are either related by blood, marriage or operation of law, or have evidenced a stable family relationship, for the past twelve months, (2) an elderly family or single person, (3) disabled family, (4) the remaining member of a tenant family, and (5) a displaced family.

A family shall also include two or more persons who are related by blood, adoption or marriage and a person or persons who regularly resides with them and has done so for more than one year, and whose income and resources are available for use in meeting the living expenses of the group. Lodgers or visitors may not be included.

A family shall also include two or more persons with disabilities in cases where individual circumstances justify reasonable accommodation, as verified in writing by a reliable, knowledgeable professional (e.g. doctor, psychologist, caseworker, social worker, independent or supported living agency).

A family shall also include the remaining member of a tenant family, who is eligible to remain in the unit based on family composition and/or bedroom size requirement. If these requirements are not met, the remaining members shall be given 60 days to find a unit of appropriate size.

A family shall also include a person who is temporarily absent from the family and intends to return within not more than six months. Family shall also include a member of the U.S. Armed Forces who is absent from the family, regardless of the length of their absence, if they intend to return to and reside with the family and their income and resources are available for use in meeting the living expenses of the family.

Head of Household:

The head of household is the adult member of the household who is designated by the family as head, is wholly or partly responsible for paying the rent, and has the legal capacity to enter into a lease under state/local law. [Emancipated minors who qualify under state law will be recognized as head of household.]

Spouse of Head of Household:

Spouse means the husband or wife of the head of household.

For proper application of the Noncitizens Rule, the definition of spouse is: the marriage partner who, in order to dissolve the relationship, would have to be divorced. It includes the partner in common law marriage. The term "spouse" does not apply to boyfriends, girlfriends, significant others, or co-head of household.

Live-In Attendants:

A family may include a live-in attendant who meets the following criteria:

Provides medical statement(s) required by the OCHA, to allow the tenant to remain in the assisted unit. Such statement(s) allow the OCHA to determine requirements essential to the care and well-being of the elderly, handicapped or disabled family member. This medical statement must include the type of care that will be provided and the times spent on each duty; and

Is not obligated for the support of the elderly, handicapped or disabled member; and

Would not be living in the unit except to provide for the care of the elderly, handicapped or disabled family member; and

Whose income will not be counted for purposes of determining eligibility or rent; and

May not be considered the remaining member of the tenant's family.

This live-in attendant must also submit required identification (e.g. Driver License/state issued identification card, Social Security card, birth certificate, alien registration card); and

Must be a legal resident in the U.S.A.

At any time, the OCHA may refuse to approve a particular person as a live-in aide, or may withdraw such approval, if the person:

- Commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program;
- Commits drug-related criminal activity or violent criminal activity; or
- Currently owes rent or other amounts to the OCHA or to another public housing agency (PHA) in connection with Section 8 or public housing assistance under the 1937 Act.

Relatives are not automatically excluded from being care attendants, but must meet the definition described above.

When a live-in attendant is added to the family composition, the OCHA must perform a criminal history check on the new member(s). A criminal check is required on all live-in attendants.

Live-in attendant needs to be available according to the type of care and times specified for each duty on the medical statement.

Family members of a live-in attendant may also reside in the unit providing doing so does not increase the subsidy by the cost of an additional bedroom and further provided that the presence of the live-in's family members do not overcrowd the unit.

Live-in attendants cannot be the remaining member of the tenant family. If the person they are attending is no longer a participant of the Section 8 Rental Assistance Program, an attendant will not be entitled to a Housing Voucher.

Multiple Attendants:

A family may have multiple attendants who work separate shifts provided that doing so does not increase the subsidy by the cost of an additional bedroom.

Note Verification procedures in Chapter 9. Verifications.

Split Households Prior to Voucher Issuance:

Applicants who are on the OCHA's waiting list may have a change in family composition if two parties split up and each wants to retain their status (date/time) on the waiting list.

In cases where the OCHA must make a determination as to who will retain the waiting list position, the waiting list position may be retained by either of the two new family units if there is mutual consent of the head of the two new family units or there is a determination by a Court as to which new family unit is to retain the position on the OCHA's waiting list. Otherwise, the OCHA will determine which of the two new family units will continue to retain the place on the waiting list.

In making this decision, the OCHA shall consider which family member has physical custody of the children. If there are no children in the household and the parties remain eligible and cannot make a decision as to who remains the applicant, the OCHA will hold the application for ninety days pending a decision by the parties. After that time, if there is no decision, the Voucher will be awarded to the person who is listed as head of household on the application.

Documentation as to these factors will be the responsibility of the requesting parties. If documentation is not provided, the OCHA reserves the right to make the decision based on who is listed as head of household on the application, as long as the individual qualifies as an eligible family. There may be an exception granted in the case of a battered spouse, with verification of this situation.

Multiple Families in the Same Household:

It is possible to have what appears to be two families in the same household (such as a mother and father and a daughter with her own family.) If the family applies as a family unit, they shall be treated as a family unit.

Joint Custody of Children:

When both parents are applying for Section 8 Rental Assistance Programs and both parents are attempting to claim the child, the parent whose address is listed in the school records will be allowed to claim the school-age child as a dependent.

Non-school age children who are subject to a joint custody agreement, but live in the unit at least 51% of the time, will be considered members of the household. The definition of "51% of the time" is 183 days of the year, which do not have to run consecutively.

B. INCOME LIMITATIONS

Annual Income for admissions shall not exceed the very low-income limits established by HUD or any other limits as may be established by HUD.

OCHA must target 75% of new admissions for extremely low income families.

C. MANDATORY SOCIAL SECURITY NUMBERS

Families are required to provide Social Security numbers or employer identification numbers for all family members ages six and over if they have such identification prior to admission. All such members of the family must either:

- Submit Social Security number documentation; or
- Sign a certification that they have not been issued a Social Security number. If the family member is under the age of 18 at the time of admission, the certification can be executed by his or her parent or guardian. Such certification will be reviewed to determine the legal right to reside and in determining the family's rental contribution.

Verification methods are described in Chapter 9. Verification.

D. CITIZENSHIP

HUD prohibits making financial assistance available to persons other than United States citizens, nationals, or certain categories of eligible noncitizens in the Section 8 Rental Assistance Programs administered by the OCHA. A family may be eligible despite the ineligibility of one or more family members.

Effective June 19, 1995, Section 214 of the Housing and Community Development Act of 1980, as amended, was implemented by HUD and will be applied by the OCHA in accordance with governing directives and local housing authority policy.

E. OTHER CRITERIA FOR ADMISSION

There are other criteria that must be met in order for an applicant to be determined eligible for assistance under the Section 8 Rental Assistance Program.

If the family, as a previous participant in the Section 8 program, was terminated for receiving benefits which they were not entitled to receive, the family may be declared ineligible. Families that committed a willful and intentional misrepresentation will be denied admission.

Upon the OCHA's review, an applicant may be allowed to repay amounts owed in full if the family, as a previous participant in the Section 8 Program, owes money to a PHA for a claim paid to a owner for unpaid rent, damages, and vacancy loss or other program violations. At the final eligibility determination, amounts owed to the OCHA or other PHA must be repaid as described in Chapter 25. Repayment Agreements of this document.

An applicant family may be declared ineligible for the Section 8 Program if any member of the family has engaged in those activities (such as drug related or violent criminal activity) described in Chapter 20 of this Administrative Plan.

Initial screening of applicants will comprise of routine inquiries of the family and any other information provided to the OCHA. The inquiries will be standardized and directed to all applicants by inclusion of the inquiry on the application form. If the OCHA has reason to believe that the applicant family, or any member thereof, has engaged, or is engaging, in drug -related or violent criminal activity, the OCHA may conduct a closer inquiry to determine whether the family should be denied admission. Verification of any past activity will be done at the final eligibility and may include a check of court conviction records or other records. The OCHA must perform criminal history background checks necessary to determine whether any household member is subject to a lifetime sex offender/registration requirement in California and in any other states where the household members are known to have resided.

F. SUITABILITY OF FAMILY

In issuing rental assistance, the OCHA may not screen for factors which relate to the suitability of the applicant family as tenants. It is the responsibility of the owner to screen voucher holders as to suitability and acceptability. Such factors include (but are not limited to) prior rent paying history, outstanding debts owed to previous owners, history of damage to rental properties, police record, employment, etc. However, the OCHA may take into consideration, before issuing a voucher, whether the applicant owes money to the OCHA or another Housing Authority, or should be denied access to the program because of a history of drug or violent criminal activity or any other reason identified above.

G. CHANGES WHICH OCCUR BETWEEN FINAL ELIGIBILITY DETERMINATION AND EXECUTED CONTRACT DATE

Changes which occur during this period will affect eligibility to lease the unit.

Ineligible families will be given the opportunities outlined in Chapter 23 (Complaints and Appeals) of the Administrative Plan.

Applying for Admission

H. HOW TO APPLY

The policy of the OCHA is to ensure that applicants are treated in a fair and consistent manner.

Pre-applications are taken to compile a waiting list. Due to the demand for housing in the OCHA's jurisdiction, the OCHA may take applications on an "open enrollment" basis, depending on the length of the waiting list.

Families wishing to apply for any of the OCHA's programs may request a pre-application to be completed when the waiting list is open.

The application process will be undertaken in two phases: a preliminary application (referred to as a pre-application) will be taken first. When the family comes to the top of the waiting list and the OCHA is ready to pull the family into the applicant pool for final eligibility determination, the OCHA will take a formal application (referred to as a full application) and verify the information provided.

Acceptance of Pre-applications:

When the waiting list is open, interested persons may apply to the OCHA.

Any applicant asking to be placed on the waiting list for Section 8 rental assistance will be given the opportunity to complete a pre-application as long as the waiting list is open and the OCHA is accepting applications.

If the waiting list is open, pre-applications may be distributed as determined by the OCHA.

Duplicative active pre-applications or applications will not be honored.

Individuals who have a physical impairment which would prevent them from obtaining an application in person, may have someone else secure an application for them.

The OCHA has a system in place to assist families with disabilities. Families can contact the OCHA at the TDD/TTY number for information assistance to the hearing impaired.

The OCHA may also take preliminary applications at designated outreach sites as it determines necessary to comply with special outreach efforts.

Pre-applications do not require an interview, but full applications do.

I. OPENING/CLOSING OF APPLICATION WAITING LIST

If the OCHA is taking applications on an open enrollment basis and determines that the waiting list is too long, the OCHA will utilize the following procedures for closing and opening the waiting list.

Required notices will provide potential applicants with the necessary information to apply for assistance, including an OCHA telephone number, toll call, dates and times during which applications will be accepted, and a brief program description, including information on eligibility requirements and local preferences.

Applications will only be accepted from applicants during the advertised periods of enrollment. These enrollment periods are determined based upon the need of the OCHA to augment its waiting list for any of the programs.

Suspension of Application Acceptance:

If the OCHA is taking applications on an open enrollment basis, the OCHA may suspend the taking of all applications if the waiting list is such that additional applicants would not be able to receive a Voucher within 24 months. The OCHA determines how long the list remains open. Suspension of application acceptance is announced publicly, as is the case for opening the waiting list.

There are specific instances where the OCHA may accept pre-application even if the waiting list is currently closed. In cases where there are resident applicants who are being permanently displaced by governmental action of an OCHA member jurisdiction due ONLY to reasons of health or safety, the OCHA shall accept a pre-application from applicants who claim such preference within 120 days before or after their date of permanent displacement. The OCHA shall accept such pre-applications, but the OCHA shall not issue Vouchers to such eligible applicants in excess of ten percent (10%) of the OCHA's monthly turnover of Section 8 Vouchers. In addition, applications may be submitted in accordance with HUD rules and regulations for Special Housing Programs, such as the Family Unification and Mainstream Programs, where the OCHA has exhausted specific program clients from its existing waiting list.

Reopening of the List:

If the waiting list is closed and the OCHA decides to open it, the OCHA shall publicly announce the opening in the manner provided by federal regulation and the notice provisions contained in this document.

This action is taken utilizing the following procedures:

- Notice in newspaper or general circulation
- Postings such notice in plain view in the application office
- Notice published in minority media publications in the OCHA's jurisdiction

The OCHA will publish the application date(s) and program(s) for which applications are opening in English, Spanish and Vietnamese newspapers serving the OCHA's jurisdiction.

The publication will also specify the location where applications are accepted. Generally, applications will be accepted at the OCHA office in Santa Ana or other designated locations.

The OCHA will send the announcement to agencies whose clients are very low-income. Announcement flyers will be available in the front office of the OCHA.

Application instructions will be posted in the OCHA office, in other designated offices and available through the voice mail system and website.

The closing date of the application process may be determined at the same time that the OCHA determines to open enrollment. The open enrollment period shall continue until such time that the list includes sufficient applicants for 24 months of operations.

J. PRE-APPLICATION PROCEDURES

The OCHA will utilize a basic pre-application form. The information is to be completed as directed by the OCHA.

The purpose of the pre-application is to permit the OCHA to conduct an initial assessment of family eligibility or ineligibility and to determine placement on the waiting list.

Once the application is complete, the OCHA staff will assess the applicant's eligibility or ineligibility for selection as a Section 8 participant.

The information on the form will not be verified until the client has been selected from the application pool for final processing. Final eligibility and placement on the list will be determined when the full application process is completed and the information verified.

Applicants are responsible for informing the OCHA of changes in family circumstances (i.e. income/assets, family composition, address, and living situation) within 15 calendar days and are responsible for responding to requests from the OCHA to update pre-application.

Failure to provide information or respond to pre-application update requests may result in the applicant being removed from the waiting list. When applicants are notified in writing that their application has been rejected, the OCHA will follow the policy contained in Chapter 23 of this document.

K. NOTIFICATION OF FAMILY STATUS

Based on the information on the pre-application, if the family is preliminarily determined eligible, the applicant will be informed of the probable date that they will be contacted to determine if they are eligible to receive a Voucher. The OCHA communication will in no way lead applicant to believe that the estimated date of Voucher issuance is exact, but will stress that the estimated date of Voucher issuance is subject to several factors that are beyond the OCHA's control (i.e. preference determination, turnover, additional funding, etc.)

This information with respect to eligibility and estimated time period to receive a Voucher will be put in writing and given to the applicant at the time of the interview or mailed to the applicant.

L. COMPLETION OF FULL APPLICATION

Applicants on the waiting list will be requested to fill out a full application when the OCHA estimates that a Voucher can be issued within 60 days.

Once the applicant's name is reached on the waiting list, notification will be mailed to the applicant. The applicant will be scheduled for an initial interview appointment.

The OCHA will interview the applicant by asking questions and completing a full application including a completed self-disclosure form. Families are encouraged not to bring children to the interview.

Requirement to Attend Scheduled Meeting:

It is the responsibility of the applicant to attend the scheduled application interview. It is the applicant's responsibility to reschedule the interview if they miss the appointment. Rescheduled appointments must be requested in writing within one year of the original appointment day.

If the applicant does not reschedule and/or misses two scheduled meetings, the OCHA has the right to reject the application.

Rejection of the application means that the household will be removed from the waiting list and must reapply when applications are being taken. Applicants will be notified in writing if the application is rejected for this reason.

All adult family members 18 years of age and older are required to attend the interview with the head of household and sign the housing application. Exceptions are made for the severely handicapped or students attending school out of state, in which case the paper work will be given to the family to complete and return.

Verification of Full Application Information:

Information provided by the applicant will be verified in accordance with the provisions outlined in Chapter 9 of this document, including information on family composition, income, assets, allowances and deductions, preference status, full-time student status, and other factors relating to eligibility determination before the applicant is issued a Voucher.

All adult members 18 years and older must sign the HUD 9886 Release of Information Form, the OCHA's Release Form, and Applicant Certification Form, property disposition, and INS 214 Declaration in order for the application to be considered complete.

M. FINAL DETERMINATION AND NOTIFICATION OF ELIGIBILITY

Only one Voucher will be issued per application.

After the verification process is completed, the OCHA makes its final determination of eligibility, based on the same factors used in determining preliminary eligibility, but with verified data at this point in time.

The household is not actually eligible for Voucher issuance until this final determination has been made, even though they may have been preliminarily determined eligible and may have been listed on the waiting list.

Family circumstances may have changed between initial pre-application and final eligibility determination. Because HUD can make changes in rules and regulations during the review process which affect an applicant's eligibility, it is necessary to make a final eligibility determination.

N. PREFERENCE DENIAL

If the OCHA denies a preference claimed by the applicant, the OCHA will notify the applicant in writing of the reasons why the preference was denied and offer the applicant an opportunity for an informal review within 15 calendar days of such determination.

If requested, the informal review must be conducted by any person(s) designated by the OCHA.

The designee may be an officer or an employee of the OCHA, other than the person who made or reviewed the determination. At the time of the informal review, the applicant must provide proof of the claimed preference for which they are eligible.

Establishing Preferences and Maintaining the Waiting List

O. APPLICATION POOL

An application pool will be maintained in accordance with the following factors:

- Applications will become part of a permanent file.
- Applications will be maintained in order of preference. Application sequences will be maintained by random sequence.
- All applicants must meet income eligibility requirements as established by HUD.

The waiting list may be updated every 12 to 24 months by the OCHA.

WAITING LIST PREFERENCES

During the eligibility process, all applicants will be given the opportunity to show that they qualify for the preferences described below.

If an applicant makes a false statement in order to qualify for a preference, the OCHA will deny admission to the program for the family and they will be removed from the applicant waiting list.

Preference:

Subject to preference requirements, the OCHA will apply these preferences to all applicants who qualify, weighted in descending order:

1. Resident applicants (referred to as "members") who live, work or have been hired to work in the Orange County Housing Authority's jurisdiction:

"Non-member" applicants who move into or begin working in an OCHA jurisdiction will receive "member" preference status on the date their change report is received in writing. A "member" applicant will retain their preference for 60 days from the date they left the OCHA's jurisdiction.

If resident applicants are placed or were readmitted to transitional living facilities outside of the OCHA jurisdiction for reasons of health or safety (from their residence within the OCHA's jurisdiction), under the administration of governmental case management, they will retain their preference.

If the applicant claims that they have lived or worked continuously in the OCHA's jurisdiction, and based upon the District Attorney report it is found that they were out of the OCHA's jurisdiction for a period of time, they will be denied admission based on willful misrepresentation and will be removed from the waiting list.
2. Resident applicants who are being permanently displaced by an OCHA member jurisdiction action for reasons of health or safety:

The member jurisdiction must provide documentation to the OCHA, evidenced by action adopted by the governing body of the Jurisdiction, that they have offered relocation assistance and benefits as legally required (including the OCHA's Section 8 benefits) to the affected resident applicants. Such designation of preferences shall not exceed ten percent (10%) of the OCHA's monthly turnover of Section 8 Vouchers. Applicants shall be referred to the OCHA for consideration by a member jurisdiction and applicants must submit a pre-application within 120 days before or after the date the applicant is permanently displaced. The OCHA shall extend this preference within the ten percent (10%) per month limitation. (See Opening/Closing of Application Waiting List in Chapter 5 of this document.)

3. Applicants who are currently serving in the U.S. armed forces, or veterans who have been honorably discharged or surviving spouses of veterans (who have not remarried after the death of the veteran).
4. Applicants (families/individuals) with earned income from recent employment who meet the following criteria:
 - Only head of household, spouse or sole member can qualify.
 - Must receive earned income which is defined as salaries and wages, overtime pay, tips and bonuses, and any other form of compensation for work performed.
 - Work at least 42 weeks in each of the last three (3) previous years prior to qualifying for the preference and to continue this same level of employment until initial rental assistance is received.
 - Length of employment is calculated separately for each individual and cannot be combined with another person to qualify.
 - Employment must be verifiable. Burden of proof is the responsibility of the applicant.

To minimize the risk of discrimination, HUD requires that any working preference must also be given to applicant households whose head, spouse, or sole member is age 62 or older or is receiving Social Security disability, Supplement Social Security Income disability benefits, or any other payments based on the individual's inability to work.

PREFERENCE ELIGIBILITY

Applicants will be placed on the waiting list according to information provided by them as to their qualification for preferences. This preference claim will not be verified at the time of pre-application.

If an applicant misrepresents an address to retain jurisdictional member preference, their file will be made inactive.

Applicant circumstances may change while awaiting a Voucher offer. These changes may affect entitlement to a preference. Applicants are required to notify the OCHA in writing within 15 calendar days of any change in their circumstances. Whenever applicants claim a different preference, they will be placed on the waiting list in the order of their claimed preference.

However, to be finally determined eligible, applicants must still meet the preference category(ies) cited at the time that a Voucher is expected to be available and a full application is completed during the OCHA Intake review.

If the applicant's preference cannot be verified, the applicant will be notified of the preference denial and given the opportunity for an informal review as authorized in Chapter 5, Section G of this document.

ORDER OF SELECTION

The selection from the OCHA's waiting list will be made without regard to race, color, creed, religion, sex, handicap or disability, national origin, family status, marital status, or source of income.

The pre-application will be selected according to preference status and random placement of the pre-application.

Interviews for completion of a full application are scheduled on this basis.

REOPENING OF WAITING LIST FOR PREFERENCES

The OCHA will announce the opening of its waiting list whenever it is determined that fewer applicants are on the waiting list than would provide 24 months of referrals for assistance from that list. As funding becomes available for Special Programs or Project-Based Assistance, the OCHA will change the placement of waiting list applicants that meet the criteria for those programs. The OCHA may open the waiting list to accept pre-application from applicants that meet conditions for those programs.

F. MAINTAINING THE WAITING LIST

After the preliminary eligibility determination has been made, applicants are placed on the appropriate waiting list in order of preference. The OCHA will maintain an accurate waiting list which conforms to HUD requirements.

The waiting list will provide the following information regarding potentially eligible households who have an active pre-application:

- Name of head of household
- Date, time, and random placement number of the pre-application
- Units size required
- Preference status codes
- Minority and ethnicity status

G. UPDATING THE WAITING LIST

The OCHA may periodically update the waiting list to ensure that it is current and accurate. The OCHA will mail a notice to the applicant's last known address, requesting information regarding their continued interest in maintaining a place on the waiting list.

If the applicant did not notify the OCHA of a move as required, the OCHA will not be responsible for the applicant's failure to receive the update request.

The request notice will include a deadline date by which applicants must contact the OCHA of their continued interest, by mail or in person. If the OCHA fails to receive the applicant's notice of continued interest by the deadline date, the applicant's name will be removed from the waiting list.

If the letter is returned by the Post Office, with the forwarding address noted, the OCHA will resend the letter. If the letter is returned by the Post Office as undeliverable, this will be used as proof that the applicant has moved without notice to the OCHA and that the applicant will be removed from the Waiting List.

The OCHA does not accept responsibility for mail delays and/or non-receipt by the applicant.

If there is no response within the time period stated in the OCHA's letter, the OCHA will send the notice to the applicant for the denial of assistance with an opportunity for an informal review.

H. FINALIZING THE DETERMINATION

All completed and verified applications are added to an "eligible" list and families are recalled in for briefing and issuance of Vouchers in accordance with this Administrative Plan.

A statistical report is prepared by the Section 8 staff each month to ensure that the very low-income requirement is met, that the elderly/non-elderly and unit size distribution is followed and that the number of Vouchers issued is sufficient to maintain contracts for the number of units authorized under the Annual Contributions Contracts with HUD.

**HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
RESIDENT ADVISORY BOARD**

H&CD COMMISSION ROSTER – 2-YEAR TERMS

*Original Appointment Date reflects appointment to the current H&CD Commission
(REV. 10/16/01-ss)

OFFICER ELECTION	COMMISSION MEMBER	RECOMMENDING BODY	*ORIGINAL APPOINTMENT DATE	CURRENT EXPIRATION DATE
	Margie L. Rice	Board Office 1st District	7/24/01	6/30/03
	James A. Wahner	Board Office 2 nd District	2/23/99	6/30/03
	Scott C. Larson	Board Office 3 rd District	3/23/99	6/30/03
	Wanda R. Leyes	Board Office 4 th District	3/2/99	6/30/03
	Bruce A. Sonnenberg	Board Office 5 th District	8/21/01	6/30/03
	Lydia Sondhi	League of CA Cities	3/30/99	6/30/02
	Kathryn McCullough	League of CA Cities	3/30/99	6/30/02
	Jasmine Hezar	H&CD Commission S8 Tenant	7/20/00	6/30/02
	William P. Bernard	H&CD Commission S8 Tenant (Over 62)	5/1Stot1/99	6/30/02
CHAIR (7/26/01)	Jim Palmer	H&CD Commission Member-At-Large	5/11/99	6/30/02
VICE- CHAIR (7/26/01)	Jim Righeimer	H&CD Commission Member-At-Large	5/11/99	6/30/02

Deconcentration of Poverty and Income Mixing (Revised)

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(6) Deconcentration and Income Mixing

The Orange County Housing Authority does not administer public housing.

- a. ☐ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average income of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at § 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at § 903.2(c)(1)(v)]

CAPITAL FUND PROGRAM TABLES START HERE

The Orange County Housing Authority does not administer public housing.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

[illegible]

CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)

PHAName:	GrantTypeandNumber	FederalFYofGrant:
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Attachment“G”

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName				<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatementforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
	Annual Statement				
CFPFundsListedfor 5-yearplanning					
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages ó WorkActivities

Activitiesfor YearI	ActivitiesforYear:___ __ FFYGrant: PHAFY:			ActivitiesforYear:____ FFYGrant: PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See						
Annual						
Statement						
TotalCFPEstimatedCost			\$			\$

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages ó WorkActivities

ActivitiesforYear:__ __ FFYGrant: PHAFY:			ActivitiesforYear:____ FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
TotalCFPEstimatedCost		\$			\$